

**SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Ventura County

State: CA

PJ's Total HOME Allocation Received: \$18,784,130

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: <u>92</u>			
% of Funds Committed	<u>100.00</u> %	<u>90.22</u> %	<u>1</u>	<u>90.66</u> %	<u>100</u>	<u>100</u>
% of Funds Disbursed	<u>93.91</u> %	<u>80.19</u> %	<u>3</u>	<u>81.06</u> %	<u>96</u>	<u>97</u>
Leveraging Ratio for Rental Activities	<u>12.13</u>	<u>5.73</u>	<u>1</u>	<u>4.62</u>	<u>100</u>	<u>100</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>100.00</u> %	<u>72.76</u> %	<u>1</u>	<u>81.27</u> %	<u>100</u>	<u>100</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>82.91</u> %	<u>60.11</u> %	<u>23</u>	<u>68.23</u> %	<u>68</u>	<u>74</u>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<u>90.09</u> %	<u>78.04</u> %	<u>22</u>	<u>79.86</u> %	<u>64</u>	<u>71</u>
% of 0-30% AMI Renters to All Renters***	<u>63.79</u> %	<u>41.03</u> %	<u>13</u>	<u>44.82</u> %	<u>77</u>	<u>82</u>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<u>97.41</u> %	<u>92.04</u> %	<u>46</u>	<u>94.65</u> %	<u>38</u>	<u>39</u>
Overall Ranking:			In State: <u>2</u> / <u>92</u>	Nationally: <u>95</u> / <u>96</u>		
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<u>\$50,125</u>	<u>\$32,339</u>		<u>\$25,419</u>	<u>232</u> Units	<u>44.70</u> %
Homebuyer Unit	<u>\$27,709</u>	<u>\$19,480</u>		<u>\$14,530</u>	<u>182</u> Units	<u>35.10</u> %
Homeowner-Rehab Unit	<u>\$23,494</u>	<u>\$26,371</u>		<u>\$20,251</u>	<u>48</u> Units	<u>9.20</u> %
TBRA Unit	<u>\$1,275</u>	<u>\$2,782</u>		<u>\$3,156</u>	<u>57</u> Units	<u>11.00</u> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ventura County CA

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$286,031	\$103,682	\$23,494
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses: PJ: 0.2 %
(% of allocation) **National Avg:** 1.1 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	52.7	39.9	93.8	33.3
Black/African American:	1.3	1.1	0.0	5.3
Asian:	0.9	3.4	0.0	1.8
American Indian/Alaska Native:	0.9	0.6	0.0	1.8
Native Hawaiian/Pacific Islander:	0.9	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.1	0.0	1.8
Asian/Pacific Islander:	1.3	1.7	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	42.0	52.2	6.3	56.1

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	51.3	18.5	45.8	10.5
2 Persons:	15.9	19.7	45.8	26.3
3 Persons:	10.2	18.0	4.2	33.3
4 Persons:	8.8	27.5	0.0	15.8
5 Persons:	7.1	9.0	2.1	3.5
6 Persons:	4.9	5.1	2.1	8.8
7 Persons:	1.3	1.7	0.0	1.8
8 or more Persons:	0.4	0.6	0.0	0.0

HOUSEHOLD TYPE:	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	46.5	17.4	4.2	8.8
Elderly:	7.5	4.5	70.8	0.0
Related/Single Parent:	20.4	17.4	4.2	70.2
Related/Two Parent:	23.5	53.9	6.3	15.8
Other:	2.2	6.7	14.6	5.3

SUPPLEMENTAL RENTAL ASSISTANCE:	Rental %	Homebuyer %
Section 8:	21.7	0.0 [#]
HOME TBRA:	0.4	
Other:	26.5	
No Assistance:	51.3	

of Section 504 Compliant Units / Completed Units Since 2001 122

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Ventura County

State: CA

Group Rank: 95
(Percentile)

State Rank: 2 / 92 PJs

Overall Rank: 96
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.91	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.34	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

